



City of Seattle

Department of Planning & Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 3010844
Applicant Name: Eileen McHugh of Mithun Architects for
University Preparatory Academy
Address of Proposal: 8000 25th Ave NE

SUMMARY OF PROPOSED ACTION

Land Use Application to allow a 2,867 sq. ft. addition to an existing institution (University Prep). Project includes a second-story expansion (classroom) over the existing gymnasium and renovations to the existing locker rooms. No change in parking.

The following approvals are required:

Administrative Conditional Use - To allow expansion of an institution in
a Single family zone (SMC Chapter 23.45.022)

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS
☐ DNS with conditions
☐ DNS involving non-exempt grading, or demolition, or
involving another agency with jurisdiction.

BACKGROUND DATA

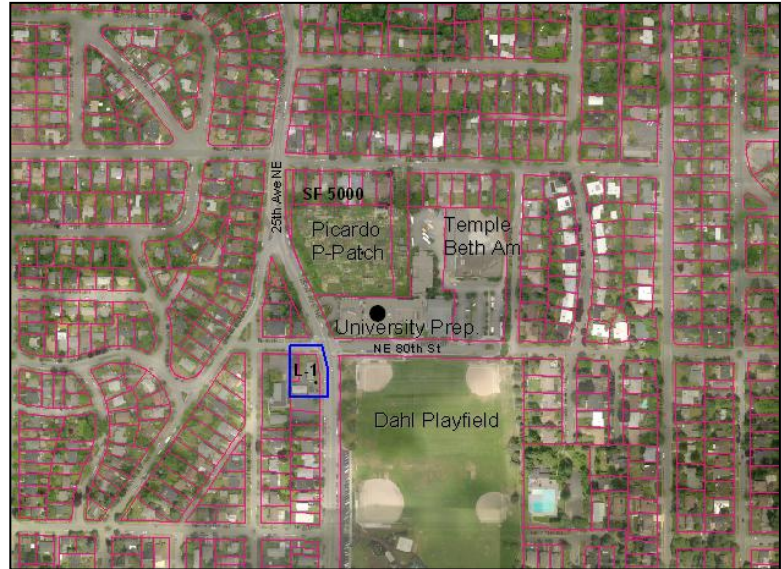
Site and Vicinity Description

The University Prep campus is located in the Wedgewood neighborhood, at the southwest corner of NE 80th Street and 25th Avenue NE, bounded by the Picardo Farm P-Patch on the north, the Temple Beth Am on the east and Dahl Playfield across NE 80th street to the south. The gymnasium building that is the subject of this application faces NE 80th street at the eastern end of the campus. The portion of the site containing the gymnasium is level, except for a grade difference of approximately 2 to 3 feet between the east side of the building and the parking area.

The site is zoned Single Family 5000. The proposal site is owned by the University Preparatory Academy (UPA) and Temple Beth Am (TBA). UPA is a non-sectarian, coeducational private school. Surrounding development is primarily single family residences and multifamily residences.

Proposal Description

University Preparatory School proposes a second story addition over portions of the existing gymnasium, and 1st floor renovation to the shower and locker area. The addition will house new exercise equipment, staff showers, and will allow separation of the physical education offices from the athletic program offices. The second story addition is limited to the eastern 25 feet of the building and the southern 17.5 feet of the building. The overall peak height of the gym (approximately 35' as measured on the south facade) will not be increasing. The current one story portions subject to the addition will be increasing in height by roughly 10' to 12':

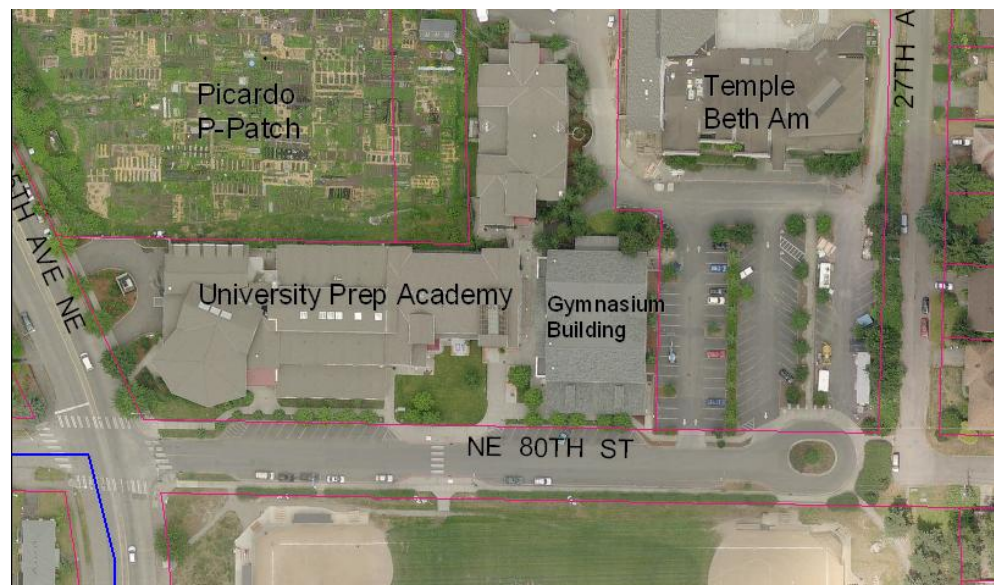


	Proposed Plate Height	Peak	
South façade (facing NE 80 th street)	20.9'	28.33'	
East façade (facing the Admin. Bldg)	19.46'	27'	(23.25 to ridge)

No change to parking is proposed. The proposal will not result in an increase in the number of students or staff.

Public Comment

Two comment letters were received from the public, one seeking to clarify the extent of the expansion, and another concerned that expansion would cast shadows on the



P-Patch and increase traffic. Based on the location and height of the addition, the proposal is not anticipated to cast shadows on the P-Patch; the expansion will also not result in any additional traffic. A written comment was additionally received from the Parks Department that reviewed the

proposal due to the adjacency of the Picardo P-Patch and Dahl Playfield. The Parks Department saw no impacts to Parks property from the proposal itself, but noted that the sidewalk along the north side of NE 80th Street is on private property and there appears to be no public easement for it. This matter has been brought to the attention of SDOT.

ANALYSIS - ADMINISTRATIVE CONDITIONAL USE

The Seattle Land Use Code (SMC 23.44.022.A) provides that institutions such as community centers, child care centers, private schools, religious facilities, public or private libraries, and existing institutes for advanced study or other similar institutions may be permitted as conditional uses in single family zones. Sections 23.44.022 D through M sets forth criteria to be used to evaluate and/ or condition the proposal. The applicable criteria are discussed below.

D. General Provisions

New or expanding institutions in single family zones shall meet the development standards for uses permitted outright in Section 23.44.008 through 23.44.016 unless modified elsewhere in this subsection or in a Major Institution Master Plan.

According to the plans submitted with the application, the proposal meets the applicable development standards enunciated in Section 23.44.008 through 23.44.016.

E. Dispersion

The lot line of any proposed new or expanding institution, other than child care centers locating in legally established institutions, shall be located six hundred (600') or more from any lot line of any other institution in a residential zone, certain exceptions.

The proposed changes are wholly contained within the existing structure. Therefore, the dispersion criterion is not applicable to this proposal.

F. Demolition of Residential Structures.

No residential structure shall be demolished nor shall its use be changed to provide for parking.

The proposed work does not include demolition of any residential structures.

G. Reuse of Existing Structures.

Existing structures may be converted to institution use if the yard requirements for institutions are met. Existing structures which do not meet these yard requirements may be permitted to convert to institution use, provided that the Director may require additional mitigating measures to reduce impacts of the proposed use on surrounding properties.

The existing structure is already an established institutional use. See item K. for discussion of a slight nonconformity with respect to the side yard setback.

H. Noise and Odors.

For the purpose of reducing potential noise and odor impacts, the Director shall consider the location on the lot of the proposed institution, on-site parking, outdoor recreational

area, trash and refuse storage areas, ventilating mechanisms, sport facilities, and other noise generating and odor-generating equipment, fixtures or facilities. The institution shall be designed and operated in compliance with the Noise Ordinance, Chapter 25.08.

In order to mitigate identified noise and/or odor impacts, the Director may require measures such as landscaping, sound barriers or fences, mounding or berming, adjustments to yard or parking development standards, design modifications, setting hours of operation for facilities or other similar measures.

The proposed work, contained within an existing structure, is not anticipated to substantially increase noise levels. Venting and air conditioning of the addition will meet the noise standards of the code. No odor impacts are anticipated to occur as a result of this proposal.

I. Landscaping.

Landscaping shall be required to integrate the institution with adjacent areas, reduce the potential for erosion or extensive stormwater runoff, reduce the coverage of the site by impervious surfaces, screen parking from adjacent residentially zoned lots or streets or to reduce the appearance of bulk of the institution.

The proposed work is within an existing building and will not impact impervious surfaces, lot coverage or bulk. Therefore, no changes to the existing landscaping are required.

J. Light and Glare

Exterior lighting shall be shielded or directed away from adjacent residentially zoned lots. The Director may also require that the area and intensity of illumination, the location or angle of illumination be limited.

There will be interior lighting within the 2nd story addition that may be visible from the south façade (facing NE 80th street). However, there is no residential across the street, and the interior lighting is not anticipated to cause unwanted light or glare.

K. Bulk and Siting

Lot Area: If the proposed site is more than one (1) acre in size, the Director may require the following and similar development standards:

a. For lots with unusual configuration or uneven boundaries, the proposed principal structures be located so that changes in potential and existing development patterns on the block or blocks within which the institution is located are kept to a minimum.

This proposal does not impact development patterns therefore, this criterion is not applicable.

b. For lots with large street frontage in relationship to their size, the proposed institution reflect design and architectural features associated with adjacent residentially zoned block faces in order to provide continuity of the block front and to integrate the proposed structures with residential structures and uses in immediate area.

There is no residential development adjacent to the site along the NE 80th street façade where the expansion will be most visible. The proposed expansion is across from a park. The criteria is not applicable.

Yards: Yards of institutions shall be as required for uses permitted outright in Section 23.44.008, provided that no such structure other than freestanding walls fences, bulkheads or similar structures shall be closer than ten feet (10') to the side lot line. The Director may permit yards less than ten feet (10') but not less than five feet (5 ft.) after finding that the reduced setback will not significantly increase impacts, including but not limited to noise, odor and comparative scale, to adjacent lots zoned residential and there will be a demonstrable public benefit.

The existing side yard is a few inches shy of the required ten feet. Expansion upward on the wall of the existing structure will not impact noise, odor or significantly impact comparative scale since the existing building is not adjacent to residential uses but is contained within the institutional campus. Additionally, the Gymnasium building was permitted in 1991 under the current regulations for institutions; the 3" is most likely a survey discrepancy.

Institutions Located on Lots in More Than One (1) Zone Classification: For lots which include more than one (1) zone classification, single-family zone provisions shall apply only to the single-family-zoned lot area involved.

The subject site is located within one zone classification.

Height: Religious symbols for religious institutions may extend an additional twenty-five (25') above the height limit.

According to the submitted site plan, no religious symbol is proposed.

For gymnasiums and auditoriums that are accessory to an institution the maximum height shall be thirty-five (35) feet if portions of the structure above thirty-five (35) feet are set back at least twenty (20) feet from all property lines. Pitched roofs on a gymnasium or auditorium which have a slope of not less than three to twelve (3:12) may extend ten (10) feet above the thirty-five (35) foot height limit. No portion of a shed roof on a gymnasium or an auditorium shall be permitted to extend beyond the thirty-five (35) foot height limit under this provision.

The proposed increase in height is fully within the height limits normally allowed for single family structures and does not require this exception.

Façade Scale: If any facade of a new or expanding institution exceeds thirty feet (30') in length, the Director may require that facades adjacent to the street or a residentially zoned lot be developed with design features intended to minimize the appearance of the bulk. Design features which may be required include, but are not limited to, modulation, architectural features, landscaping or increased yards.

The proposal expands the height of a façade along NE 80th street that exceeds 30' in length. While the existing façade is a blank façade and contains no windows or doors, the proposed façade will contain some opaque windows on the ground level and substantial second story windows. This will increase the interest of the façade. A row of existing trees adjacent to the sidewalk will help the new development to blend in with its surroundings as viewed from the park across the street.

L. Parking and Loading Berth Requirements

c.) SMC 23.44.022.L provides that the Director may modify the parking and loading requirements of Section 23.54.15, required parking, and the requirements of Section 23.44.016, parking location and access, on a case by case basis using the information contained in the transportation plan prepared pursuant to Subsection M of this section. The modification shall be based on adopted City Policies and shall:

- i. Provide a demonstrable public benefit such as, but not limited to, reduction of traffic on residential streets, preservation of residential structures, and reduction of noise, odor, light and glare; and*
- ii. Not cause undue traffic through residential streets nor create a serious safety hazard.*

Parking requirements for private schools are based on the square footage of auditoria or public assembly rooms. The new space does not require any additional parking.

M. Transportation Plan

A transportation plan shall be required for proposed new institutions and for those institutions proposing expansions which are larger than four thousand (4,000) square feet of the structure area and/or required to provide twenty (20) or more spaces.

The proposed work adds approximately 2,867 square feet of floor area and therefore below the 4,000 square foot threshold. Neither the parking nor the traffic demand is expected to change as a result of the proposed changes.

Conditional Use (23.44.018) General Provisions

- C. A conditional use may be approved, conditioned or denied based on a determination of whether the proposed use meets the criteria for establishing a specific conditional use and whether the use will be materially detrimental to the public welfare or injurious to property in the zone or vicinity in which the property is located.*

The Department recognizes the public benefit achieved by providing convenient private schools in single family zones, but establishes the conditional use process as a mechanism for the screening and mitigation of likely impacts related to the uses. Based on the proposed design, scale, and location, the proposal is determined to not be detrimental to the public welfare nor injurious to the properties in the vicinity.

- D. In authorizing a conditional use, the Director or Council may mitigate adverse negative impacts by imposing requirements and conditions deemed necessary for the protection of other properties in the zone or vicinity in which the property is located.*

No additional requirements or conditions are imposed because the scope of this expansion will not result in the need for such measures to protect other properties.

Summary

The proposal is consistent with Administrative Conditional Use criteria and the Land Use Policies which allow this type of use to be established in single family zones.

CONDITIONS - ADMINISTRATIVE CONDITIONAL USE

None.

Signature: _____ (signature on file) Date: March 25, 2010
Holly E. Anderson, Land Use Planner
Department of Planning and Development

HEA:lc

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